

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

January 29, 2001

SUBJECT:

Detailed Application for Comprehensive
Planned Development, Road section of Piccard Drive,
CPD2000-002AB

Applicant: King Farm Associates
8330 Boone Blvd.
Vienna, VA 22182

Date Filed: December 29, 2000

Property Location: Piccard Drive at the intersection of
Gaither Road; Irvington Center



REQUEST:

The applicant is seeking Detailed Application stage approval for a section of Piccard Drive at the intersection of Choke Cherry Road, within the Irvington Center area of King Farm. The application encompasses 1.2 acres, and runs from the end of the previously approved section of Piccard Drive, (approved via CPD1999-0002X), terminating at the intersection of Gaither Road. The previous application included the intersection of (future) Choke Cherry Road and a stream crossing.

PREVIOUS RELATED ACTIONS:

- CPD95-0002, Concept Plan Application for Comprehensive Planned Development approved by the Mayor and Council, July 8, 1996.
- CPD96-002A through CDP2000-002AA, Detailed Plan Applications for Comprehensive Planned Development for Phases I, II, and III of the King Farm development. All were approved by the Planning Commission.
- CPD1999-0002X, which was the detailed application that established the current section of Piccard Drive that will join this application.

ANALYSIS:

Background

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3.2 million square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

STAFF RECOMMENDATION:

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of the following detailed plans, studies and computations:
 - a. Stormwater management (SWM) in accordance with the CPD approval. Provide pre-treatment for the roadway section.
 - b. Submit detailed engineering plans and supporting computations for review and approval by DPW for the following items:
 - Grade establishment plans
 - Storm drain and paving plans
 - Landscape and lighting plans
 - Sediment and erosion control plans
 - c. Truncate right-of-way at intersection of Piccard Drive with existing Gaither Road.
 - d. Post bonds and obtain all necessary permits from DPW.
 - d. Any other changes as noted on Planning Commission Exhibit A.
4. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
5. Discharge of the BMP directly into the stream will be temporary only. At such time as the office parcel directly to the south of this application is developed, conveyance of the runoff will be directly to Irvington Pond. Applicant will provide a permanent connection to a future conveyance structure at the time of road construction, as indicated on Planning Commission Exhibit A, that will be bricked shut until such time as the permanent connection to Irvington Pond is established.

TRANSPORTATION

Traffic

This detailed application completes the last portion of Piccard Drive where it intersects with Gaither Road.

Pedestrian Access and Bicycle Paths

As per the condition of CPD2000-0002X, which was the previous road section approval for Piccard Drive, the sidewalk on the north side of the road will be six feet wide. In addition, the tree lawn adjacent to the road will also be six feet wide. There is a 10-foot wide sidewalk/bike path on the south side of the road.

STORMWATER MANAGEMENT

Approximately 2/3 of the road section will drain to a small BMP area for pretreatment before being discharged into the adjacent stream. This discharge into the stream will be a temporary measure. At such time as the office parcel to the south of this application is developed, this BMP will connect to a storm drain pipe that will convey the runoff to Irvington pond. The remaining section of the road will drain to pond number 5.

LANDSCAPING

The only landscaping issues associated with this application are regarding required street trees. These are indicated on Planning Commission Exhibit B.

Equipment Screening

No equipment is proposed with this application.

STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier.

NOTIFICATION

Notices were sent to approximately 550 residences and businesses.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

Staff believes that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of King Farm. As a result, staff recommends approval of Detailed Application CPD2000-002AB for this section of Piccard Drive.